



RESOLUTION

**APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED
DEVELOPMENT-TRANSIT PROJECT FOR THE KEEAUMOKU DEVELOPMENT
CONDOMINIUM AND COMMERCIAL PROJECT.**

WHEREAS, on May 16, 2019, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2019/SDD-27) of Keeaumoku Development, LLC (herein referred to as the "Applicant") for an Interim Planned Development-Transit (IPD-T) Permit to redevelop 153,884 square feet of land with a mixed-use residential and commercial project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 805, 815, 819, 835, 903, 915, and 919 Keeaumoku Street, and 1519 Liona Street, and identified as Tax Map Key(s) 2-3-018: 052 through 060, 074, 075, and 077 (herein referred to as the "Project"); and

WHEREAS, the Project will include the demolition of the existing commercial structures and the development of a new two-tower mixed-use development, with a maximum height of 400 feet, which includes a 836 market rate residential units, and 128 affordable housing units, ground floor commercial spaces, a publicly accessible park, and other ground floor pedestrian and right-of-way improvements; and

WHEREAS, on June 25, 2019, the DPP held a Public Hearing which was attended by the Agent, Applicant and its representative, and approximately 10 members of the public; testimony was offered by one member of the public representing the Ala Moana/Kakaako Neighborhood Board at the hearing; and

WHEREAS, on July 26, 2019, the DPP held a continuation of the June 25, 2019 Public Hearing which was attended by the Agent, Applicant and its representative, and approximately eight members of the public; testimony was offered by one member of the public at the continued hearing; and

WHEREAS, on _____, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines established in Section 21-2.110-2 and 21-9.100-5 of the Land Use Ordinance (LUO), completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication _____ (2019); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits A through X, and is further described in Departmental Communication _____ (2019), all of which are incorporated herein by this reference; and

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WHEREAS, the City Council, having received the findings and recommendation of the DPP on _____, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the IPD-T Project is approved under the following conditions, subject to the following conditions:

- A. The maximum floor area ratio (FAR) for the Project is 7.0 (1,077,188 square feet).
- B. The maximum height of the Project is 400 feet. Rooftop structures must conform to Land Use Ordinance (LUO) Section 21-4.60(c).
- C. Encroachments into the Keeaumoku Street height setback are permitted as shown in the plans, up to a maximum of 15 feet. The parking structure must not encroach into any setback, height setback, or transitional height setback.
- D. The minimum number of vehicle parking spaces for the Project is 842 spaces. The maximum number of vehicle parking spaces for the Project is 952 spaces.
- E. All vehicle parking spaces must be unbundled; no parking spaces can be sold or leased for periods exceeding 10 years, except to a single private management company, Association of Apartment Owners, or similar organization.
- F. The Project must comply with the AH Requirement (AHR) and AH Rules. All AH Units, including AHR Units and Bonus Units, must be evenly distributed throughout the Project. The AH Units must not be concentrated and located solely on the lowest floors.
- G. The following community benefits must be provided:
 - 1. In addition to complying with the AHR, the Applicant must provide at least 49 Bonus Units (or five percent of all units) for families earning no more than 120 percent of the area median income (AMI) for Honolulu, for a period of no less than 30 years. If the number of residential units changes from 964, five percent of all units are required as Bonus Units. Application



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of the AH Rules, including the room factor, is required. Compliance with this condition will be confirmed prior to the issuance of any CO with the approval of an AH Agreement.

2. The 26,000-square-foot publicly accessible Park. The Park will not count towards Park dedication, and must be publically accessible during extended business hours (i.e., open during the period when nearby businesses are open). Revised Park plans must be submitted for review, and the design of the open space will be analyzed for approval during the Special District Permit-Major (SDP). A programming plan must also be submitted showing a minimum of six programmed public events annually.
3. A public outdoor dining area containing at least 5,000 square feet of area. Tables and chairs in the outdoor dining areas must be available to the public, and not reserved to customers of nearby establishments.
4. A minimum of 10 car-share spaces and vehicles. The car-share spaces must be publicly accessible and not limited to use by residents of the Project. Wayfinding signage must be provided to direct the public to the car-share spaces. Car-share spaces are not parking spaces.
5. Bike share stations. The bike share stations must be conveniently located and publicly accessible. Compliance will be confirmed upon completion of an agreement with Bikeshare Hawaii, or a current City bicycle sharing partner, to fund, construct, provide space, and maintain on-site bike share stations with a minimum of 20 total spaces, or as deemed appropriate by Bikeshare Hawaii or a current City bicycle sharing partner.
6. Right-of-way (ROW) improvements and maintenance. The Applicant shall construct and maintain planter boxes with landscape materials, ROW improvements, rock walls, sit walls, and benches or chairs in addition to ordinary ROW improvement requirements. The placement and designs of these improvements will be reviewed with the SDP.
7. A \$168,000 contribution to the City and County of Honolulu to facilitate coordinated Complete Streets improvements in the Ala Moana Transit Oriented Development (TOD) Plan Area, such as a bicycle lane on Keeaumoku Street, or other improvements intended to improve the Complete Streets network.



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8. A bus stop. The Applicant shall coordinate with the City Department of Transportation Services (DTS) to adopt, design, and build, if deemed necessary by the DTS, a bus stop and shelter on-site.
 9. Traffic Demand Management (TDM) measures to encourage use of alternate transportation modes. The Applicant shall provide free or reduced fare transit passes for all employees and residents, and incentives for bicycling or walking to minimize the number of vehicular trips for daily activities of residents and employees.
 10. A 1,500-square-foot Community Center. The Community Center must be available for public use.
- H. The application for the SD Permit must include updated plans showing the following:
1. Transparent building facades or pedestrian oriented improvements (benches, sitting walls, outdoor dining areas, shade trees) up to the build-to lines for 70 percent of the frontage along Keeaumoku Street, and 50 percent of the frontages along Liona and Rycroft Streets. This must be further supported by activating the Park and Keeaumoku Street by providing pedestrian entrances for residents of both towers along the Keeaumoku Street facades, and a pedestrian entrance for residents to the Park area.
 2. Parking structure design and layout that complies with the parking maximum established for this Project and Land Use Ordinance (LUO) transitional height setback.
 3. Landscaping and screening per LUO Section 21-4.70(c). To screen the parking structure from the existing dwellings north and east of the Project, vertical-form trees must be installed within the side yard. The minimum spacing must be 10 feet on center.
 4. Bike parking and bike share station details.
 5. Updated floor plans with preliminary AHR Unit and Bonus Unit calculations showing compliance with the above conditions related to AH.



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6. Details of ROW and Park improvements, including details of the materials, finish, and color of the sidewalk areas.
- I. Prior to applying for a grading permit, the Applicant shall submit an Archaeological Inventory Survey report that has been approved by the State Historic Preservation Division, and commit to the approved mitigation and protocols of all cultural resources, including iwi, identified on site.
- J. Prior to applying for a foundation permit, the Applicant shall submit an updated wind study wind tunnel test to quantify the wind conditions and evaluate the effectiveness of any wind mitigation strategies for public areas or areas designated for the Park area. The updated wind study shall also determine the impact of the parking structure on nearby apartment buildings, which may experience a tunnel downwash effect. The Applicant shall implement the recommendations of the wind study.
- K. Prior to approval of a building permits, the Applicant shall submit for approval:
 1. A timeline with anticipated dates for obtaining major building permits for demolition and construction work, including the date of occupancy. This will also identify when a Construction Management Plan (CMP), Traffic Management Plan (TMP), and updates to or validation of the findings of the Traffic Impact Report (TIR) should be submitted for review and approval.
 2. The CMP should:
 - a. Identify the type, frequency, and routing of heavy trucks and construction related vehicles, and provide remedial measures, as necessary;
 - b. Identify and limit vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for on-site or off-site staging areas for construction workers and vehicles;
 - c. Include preliminary or conceptual traffic control plans; and
 - d. Include the condition of roadways prior to the start of construction activities so that the existing roadway can be restored to their original or improved condition upon completion.



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3. The TMP should include TDM strategies to limit vehicular trips for daily activities and large events. Measures should include a substantial reduction in the availability of parking spaces, incentives for transit, bicycle, and walking to minimize the amount of vehicular trips for daily activities by residents and employees, and a Bicycle and Pedestrian Circulation Plan (PCP). Specifically, free or reduced fair transit passes should be offered to employees and residents. The PCP should determine the necessary sidewalk widths and curb, furniture, and pedestrian areas pursuant to the Complete Streets Manual. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report.
 4. The TIR should be updated, or a separate analysis done, to evaluate the impact of the Project. The updated study should be coordinated with the DTS and DPP to provide a pedestrian and multi-modal analysis, discuss compliance with "Complete Streets" design concepts, and be expanded to include the intersections of Kaheka/Liona Streets' and Kaheka/King Streets' intersections. A post TIR will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution, and assignment contained in the initial TIR. The recommendations of the report should be implemented, in coordination with the DPP. Corner rounding may be required at the intersections of Rycroft and Liona Streets with Keeaumoku Street to accommodate a standard 28-foot curb radius at these intersections. The Applicant should coordinate with the DPP and DTS to ensure that the design of these intersections meets Complete Streets standards and serves all users.
 5. A Draft AH Agreement that will be approved by the DPP and recorded with Bureau of Conveyances.
 6. Street Tree Plan approved by the Department of Parks and Recreation and the DPP.
- L. The Applicant shall be responsible for the coordination with applicable public agencies and compliance with applicable regulations for the construction of the proposed Project.
- M. The Applicant shall be responsible for the maintenance of all constructed improvements not otherwise accepted by the City/State for maintenance.



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- N. Approval of this IPD-T Permit does not constitute compliance with other LUO or governmental agencies' requirements, including building permit approval. They are subject to separate review and approval. The Applicant should be responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- O. The Applicant must obtain a Building Permit for the Project should within two years of the date of the SDP. Failure to obtain a Building Permit within this period should render this approval null and void, provided that this period may be extended as follows:
1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period should not be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion.
 2. If the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which should include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 3. If the Council fails to take final action on the proposed extension within the first to occur of: (1) Sixty days after receipt of the Director's report, or (2) The Applicant's then-existing deadline for obtaining a building permit; the extension should be deemed denied.
- P. Construction should be in general conformity with the approved plans on file with the DPP. Any change in the size or nature of the Project which significantly alters the proposed development should require a new application. Any change which does not significantly alter the proposed Project should be considered a minor modification and, therefore, permitted under this resolution, upon review and approval of the Director of the Department of Planning and Permitting.

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:



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- A. The Project concept, as a unified plan, is in the general interest of the public;
- B. The requested Project boundaries and requested flexibility with respect to development standards are generally consistent with the objectives of the transit-oriented development and the provisions enumerated in ROH Section 21-9.100-4;
- C. The requested flexibility with respect to the development standards is commensurate with the community benefits; and
- D. The Project will produce timely, demonstrable benefits to the community, support transit ridership, and implement the vision established in ROH Section 21-9.100-4; and



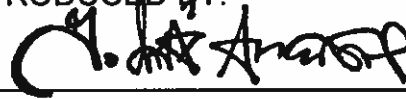
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HONOLULU, HAWAII

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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Keeaumoku Development, LLC, 835 Keeaumoku Street, Suite 203, Honolulu, Hawaii, 96819; and R. M. Towill Corporation, Attention: Keith Kurahashi, 2024 North King Street, Suite 200, Honolulu, Hawaii, 98619-3494.

INTRODUCED BY:



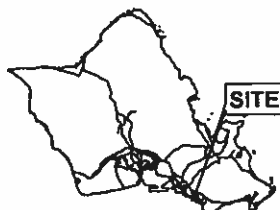
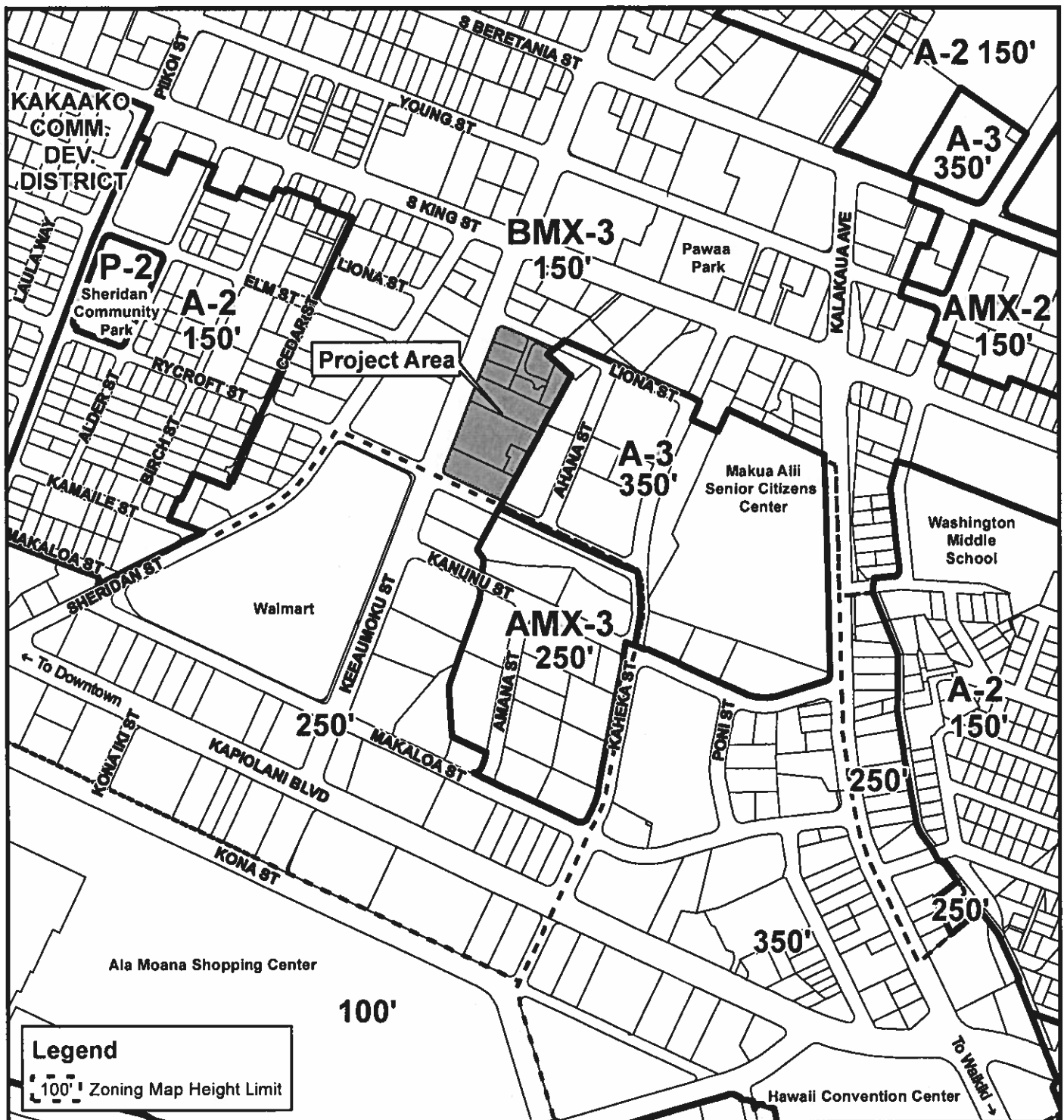
(br)

DATE OF INTRODUCTION:

SEP 9 2019

Honolulu, Hawaii

Councilmembers



VICINITY MAP



PORTION OF ZONING MAP Exhibit A NUUANU - MCCULLY

TAX MAP KEY(S): 2-3-018; 052-060; 074; 075; 077

FOLDER NO.: 2019/SDD-27

AHANA ST

LIONA 3 STORY
RESIDENTIAL

LIONA LANAI 6 STORY
RESIDENTIAL

SANDALWOOD 12 STORY
RESIDENTIAL

LIONA ST

RYCROFT ST

KEEAUMOKU ST

LOWER ROOF DECK

TOWER A

COMMERCIAL

AMENITY
DECK

TOWER B

AWNING
ABOVE
OPEN SPACE

DESIGN PROPOSAL - SITE PLAN

KEEAUMOKU DEVELOPMENT

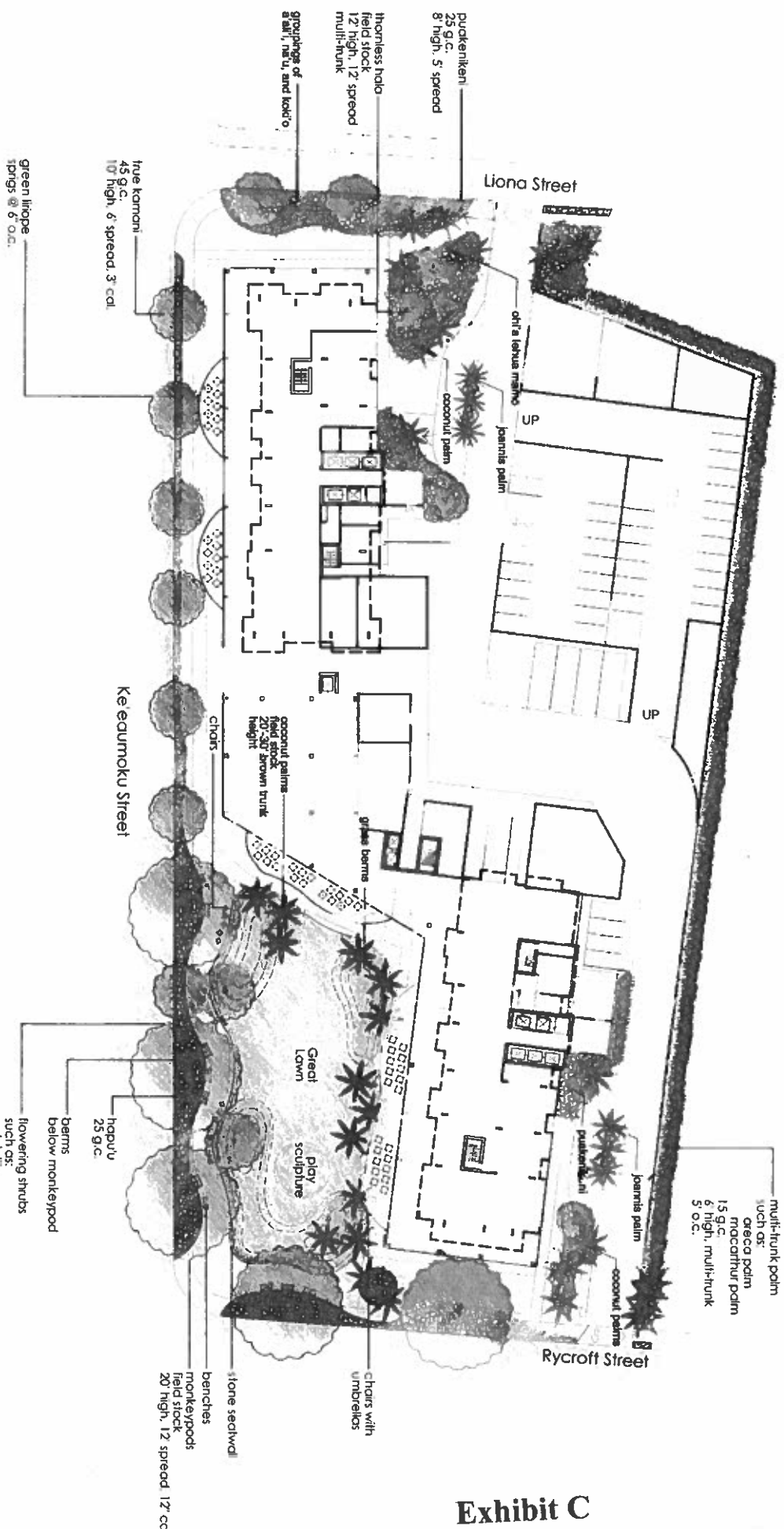
18012 05/28/19

0 30' 60' 120'
SCALE: 1" = 60'-0"



DESIGN PARTNERS
INCORPORATED

Exhibit B



CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL

Scale: 1" = 50'-0"

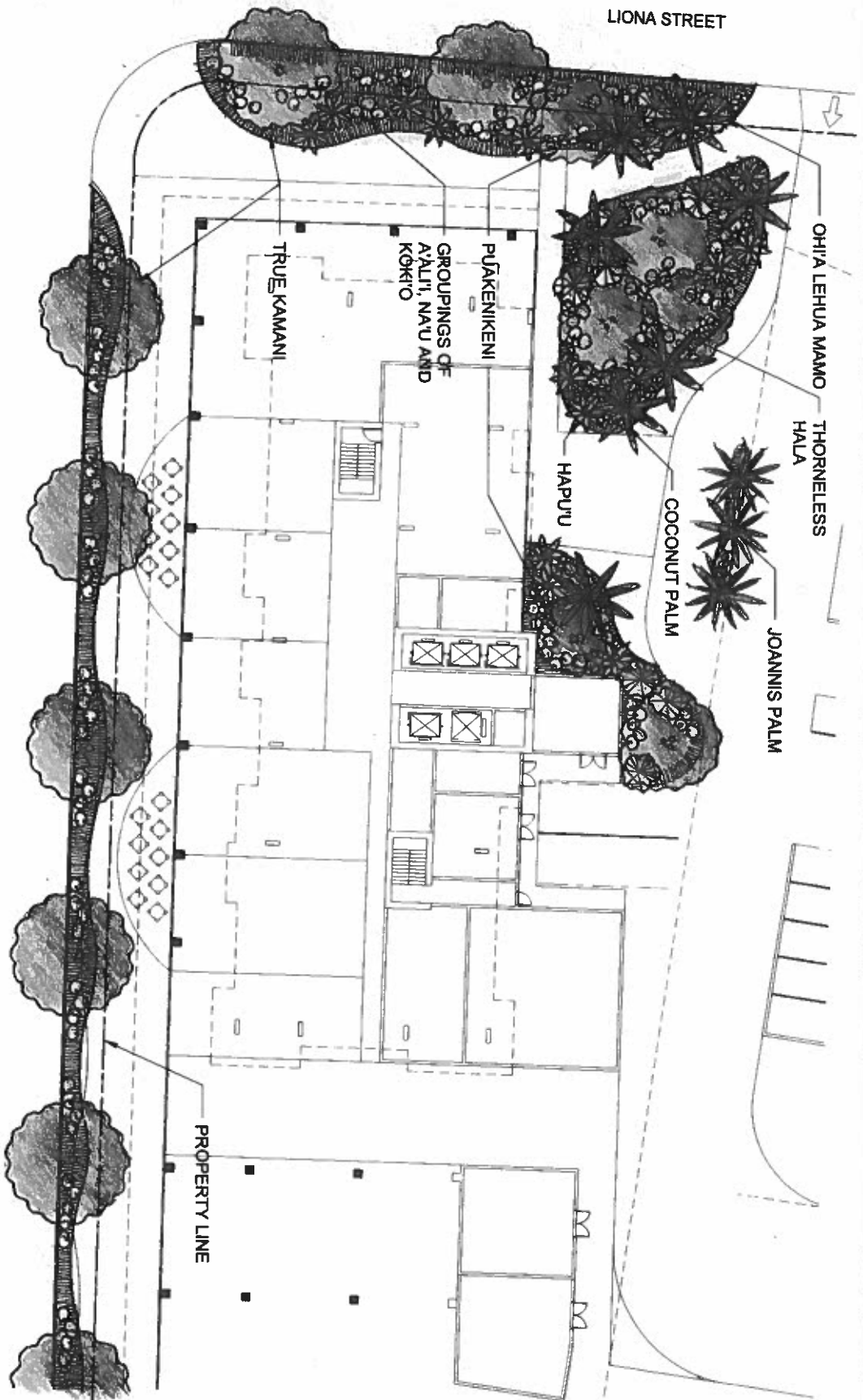
KEEAAUMOKU DEVELOPMENT

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DESIGN PARTNERS
INCORPORATED

Exhibit C



LANDSCAPE KEEAUMOKU & LIONA ST.

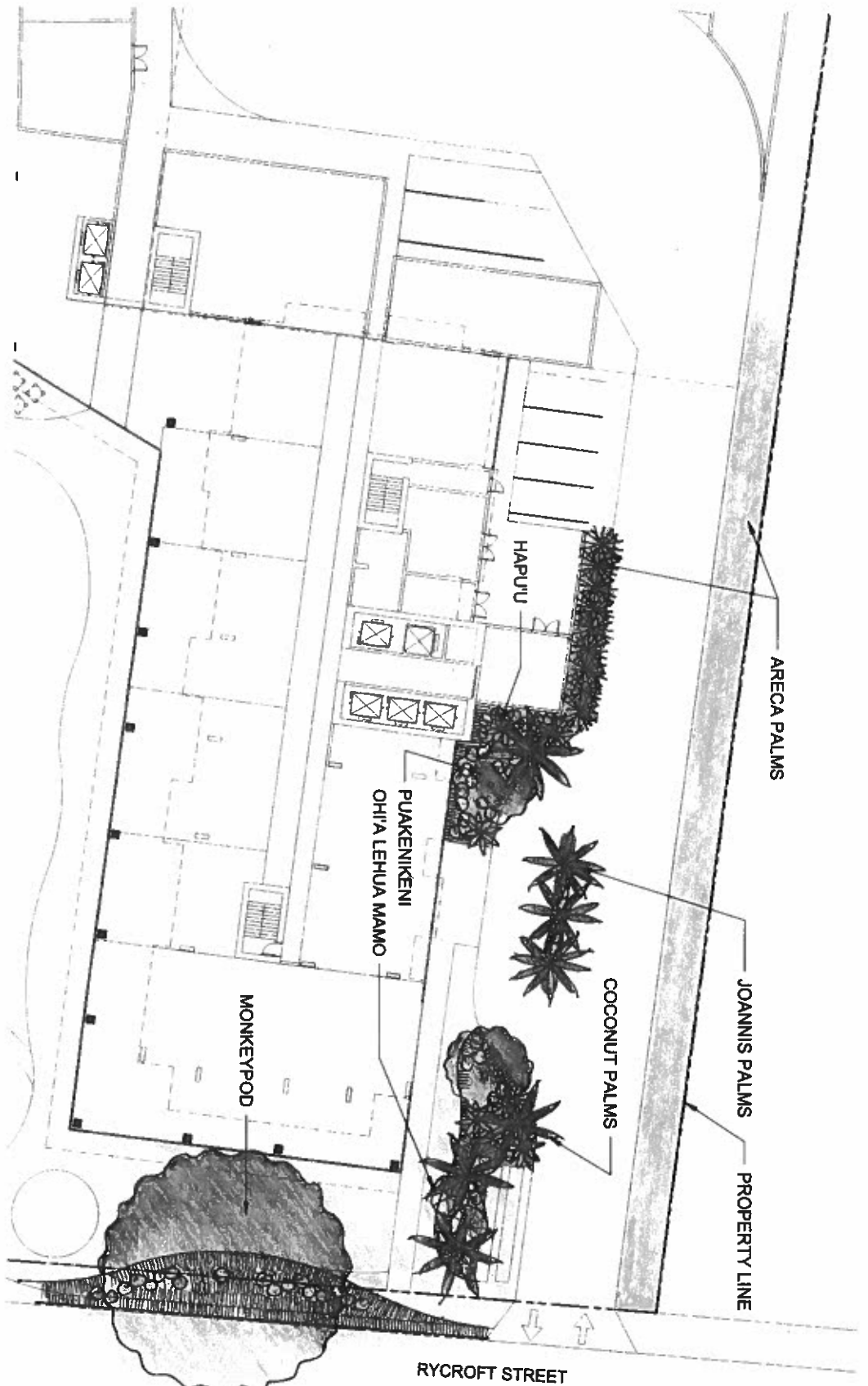
KEEAUMOKU DEVELOPMENT

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Exhibit D

NOT TO SCALE





LANDSCAPE RYCROFT ST.

KEEAUMOKU DEVELOPMENT

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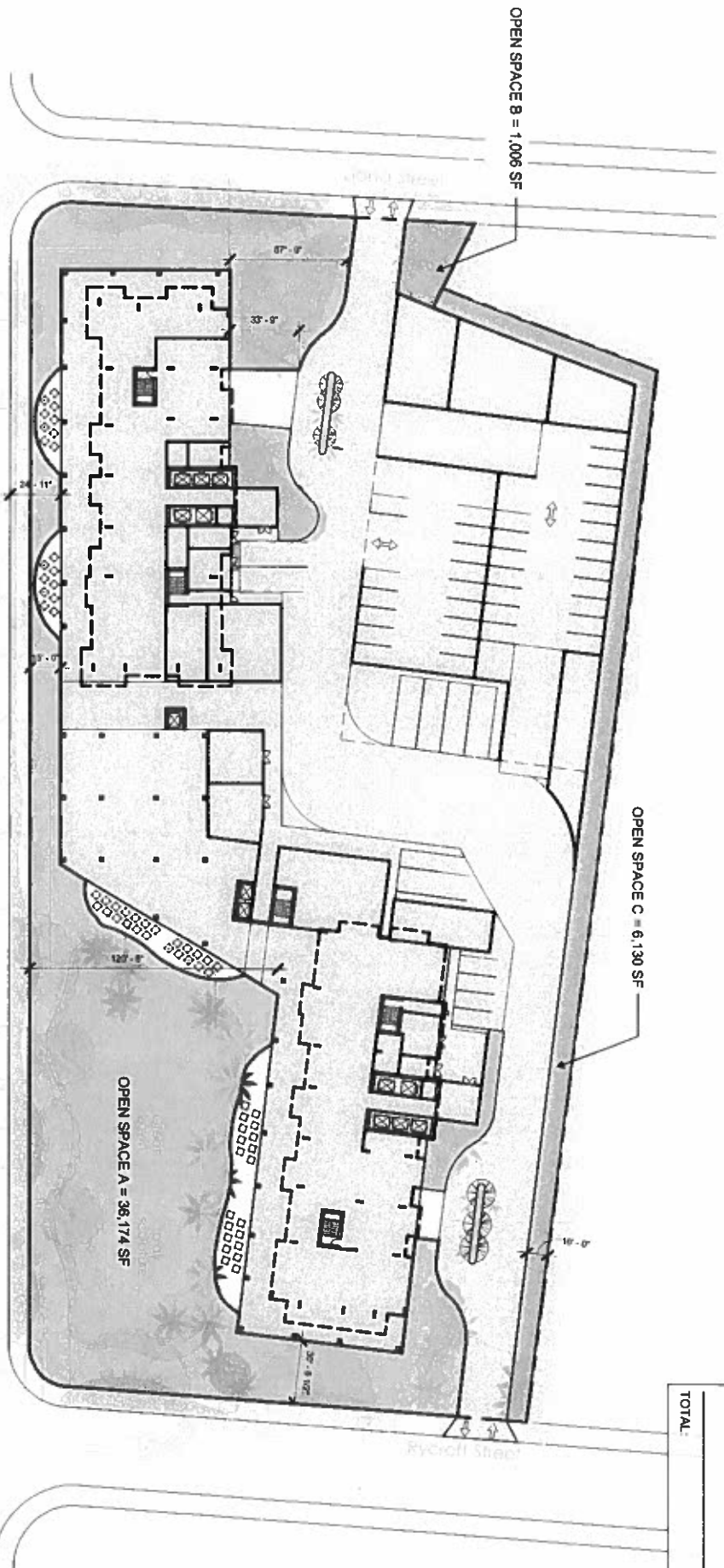
Exhibit E

NOT TO SCALE

DESIGN PARTNERS
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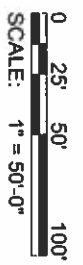
OPEN SPACE AREA

OPEN SPACE A	36,174 SF
OPEN SPACE B	1,006 SF
OPEN SPACE C	6,130 SF
TOTAL:	43,310 SF



OPEN SPACE
LEGEND
■ OPEN

PLAN
NORTH



DESIGN PROPOSAL - OPEN SPACE DIAGRAM Scale: 1" = 50'-0"

KEEAUMOKU DEVELOPMENT

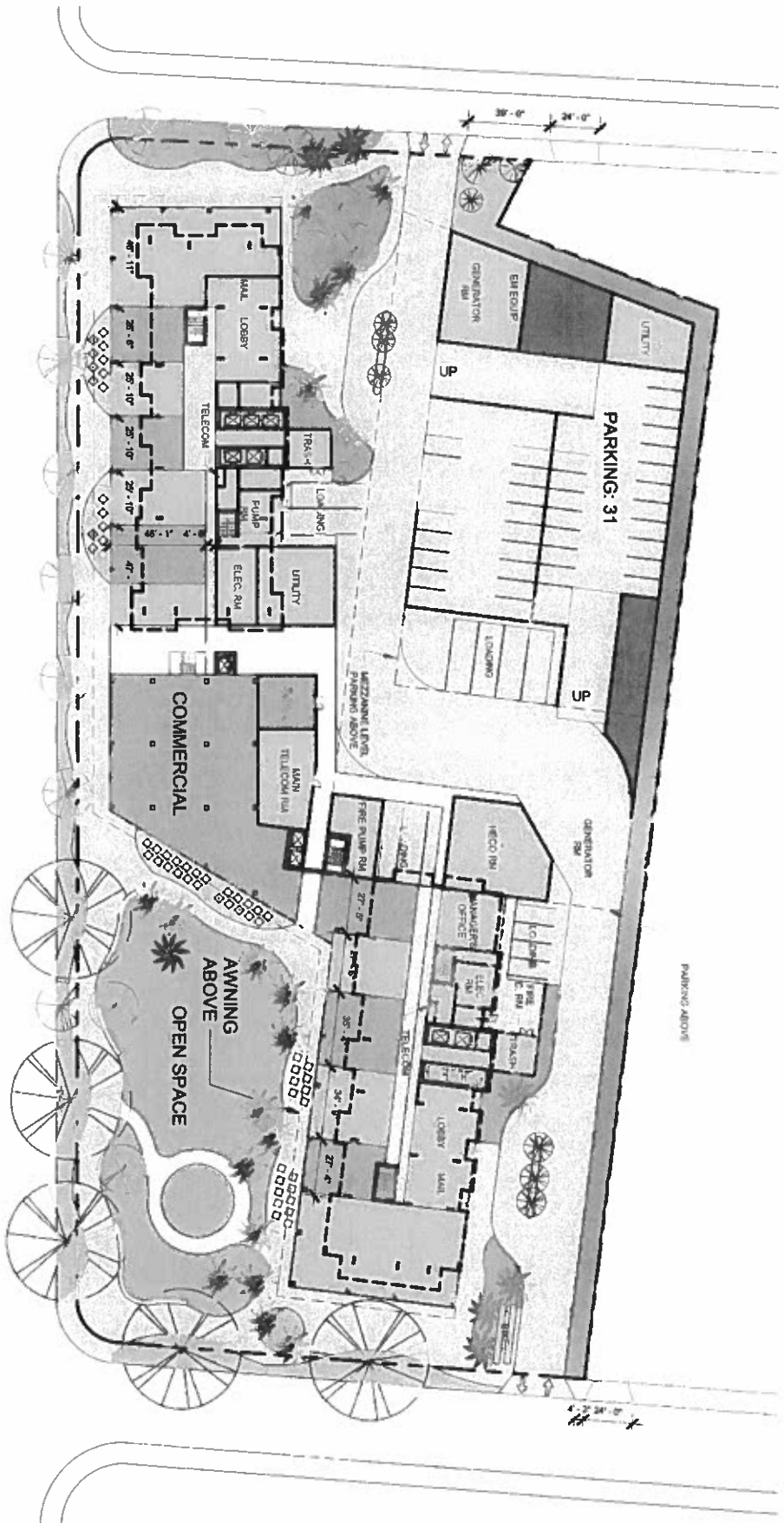
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0 25' 50' 100'

SCALE: 1" = 50'-0"

PLAN
NORTH

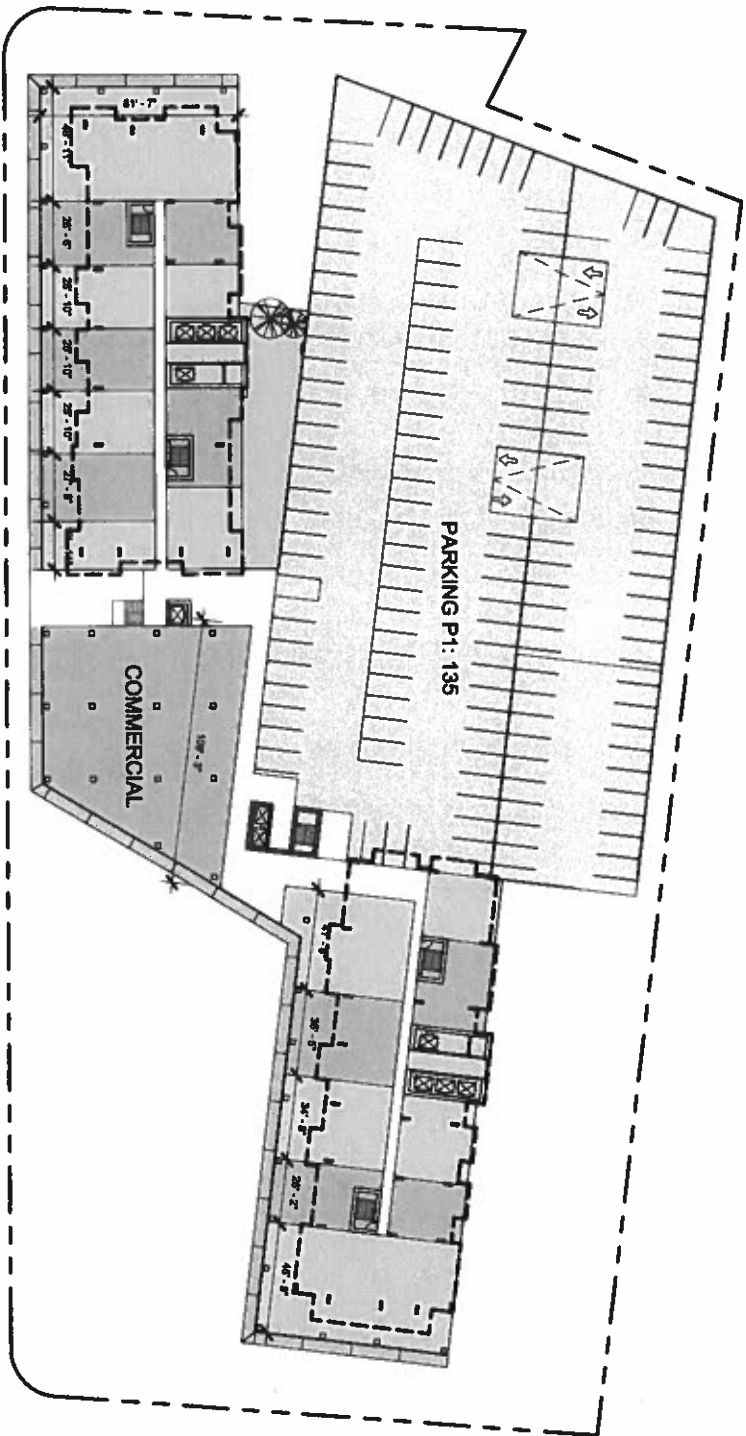
**Exhibit G**

Scale: 1" = 50'-0"

KEEAUMOKU DEVELOPMENT

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0 25' 50' 100'

SCALE: 1" = 50'-0"

PLAN
NORTH

**DESIGN PARTNERS
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Exhibit H

Exhibit I



UNIT LEGEND

[Symbol]	STUDIO
[Symbol]	1 BED
[Symbol]	2 BED
[Symbol]	3 BED

PLAN
NORTH

0 25' 50' 100'
SCALE: 1" = 50'-0"



DESIGN PARTNERS
INCORPORATED

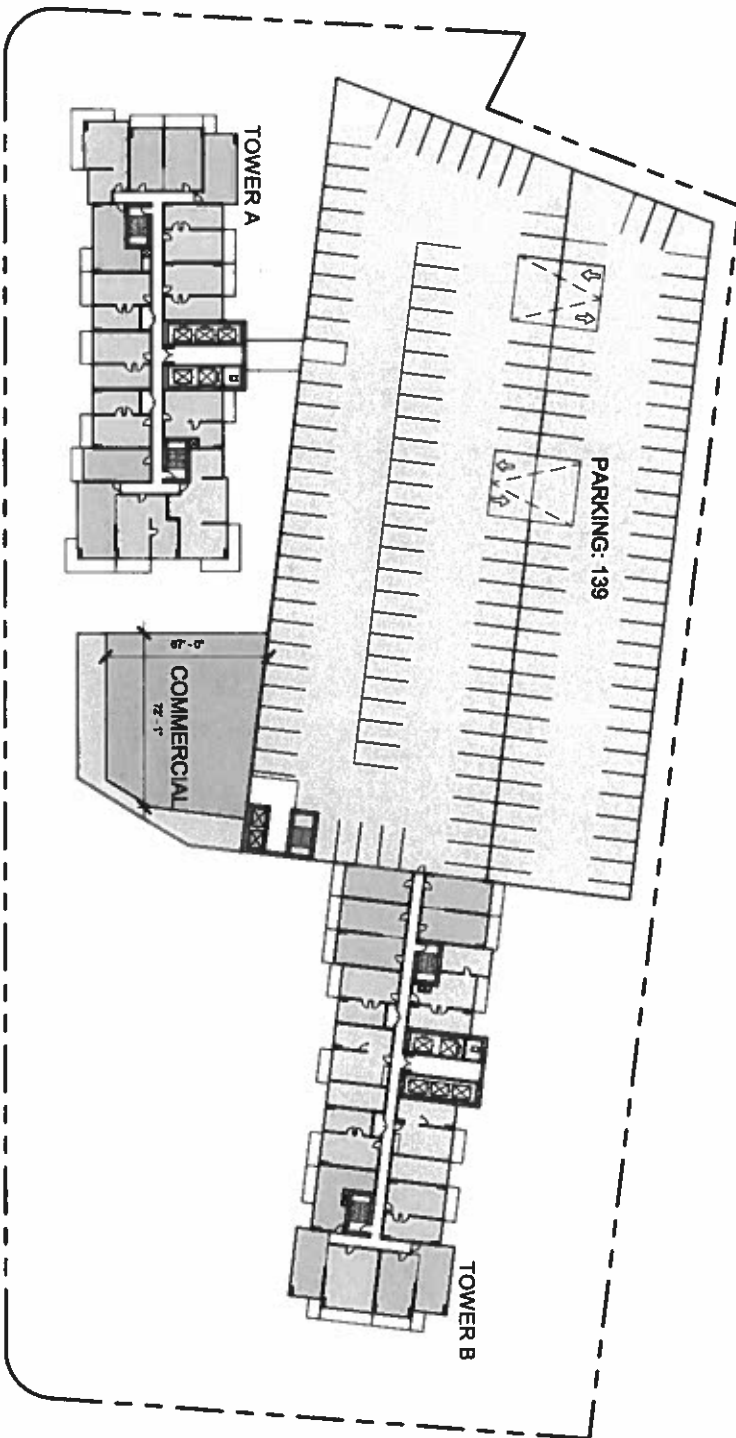
DESIGN PROPOSAL - LEVEL 3

Scale: 1" = 50'-0"

KEEAUMOKU DEVELOPMENT

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DESIGN PROPOSAL - LEVEL 4 (TYPICAL PARKING)

KEEAUMOKU DEVELOPMENT

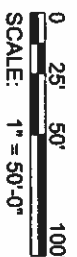
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UNIT LEGEND

	STUDIO
	1 BED
	2 BED
	3 BED



DESIGN PARTNERS
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Exhibit J

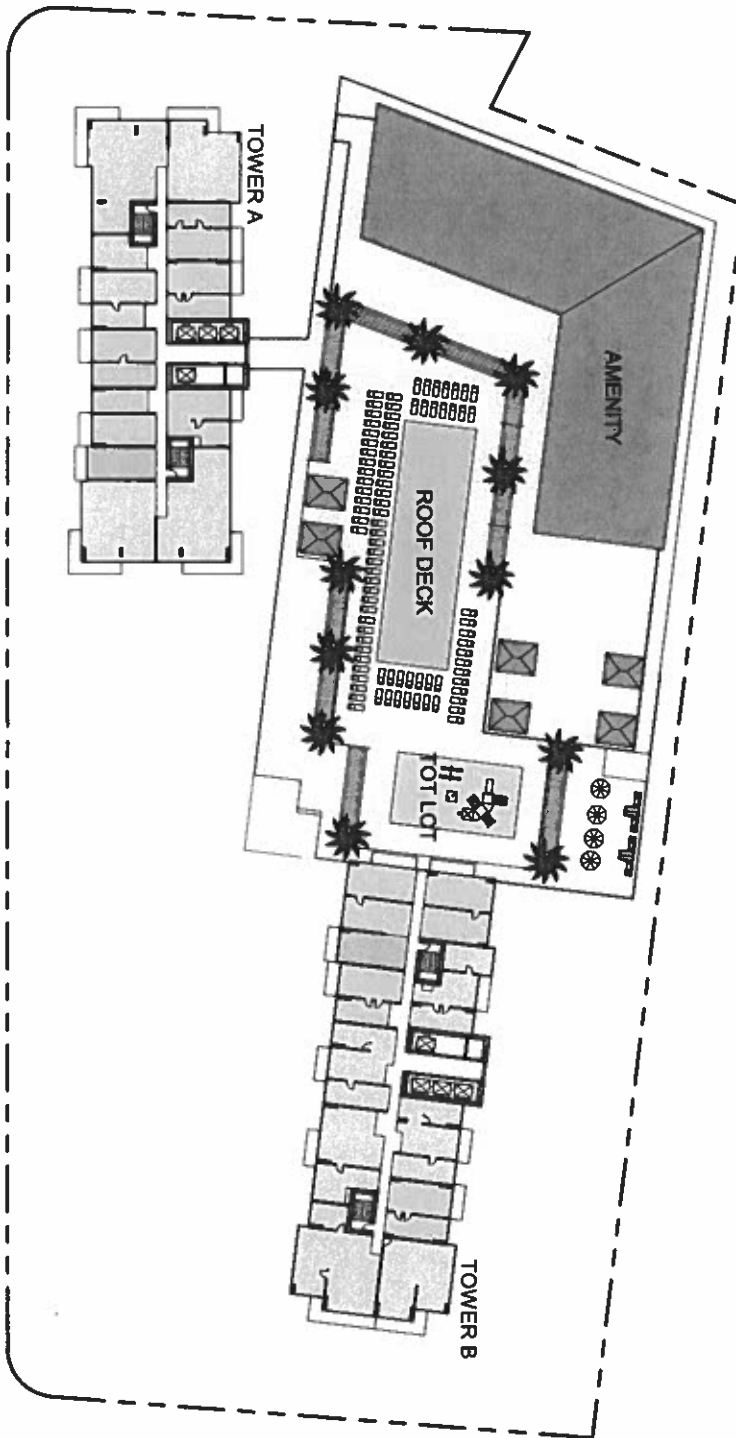


Exhibit K

DESIGN PROPOSAL - LEVEL 12

KEEAUMOKU DEVELOPMENT

Scale: 1" = 50'-0"

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UNIT LEGEND

	STUDIO
	1 BED
	2 BED
	3 BED

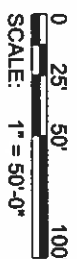
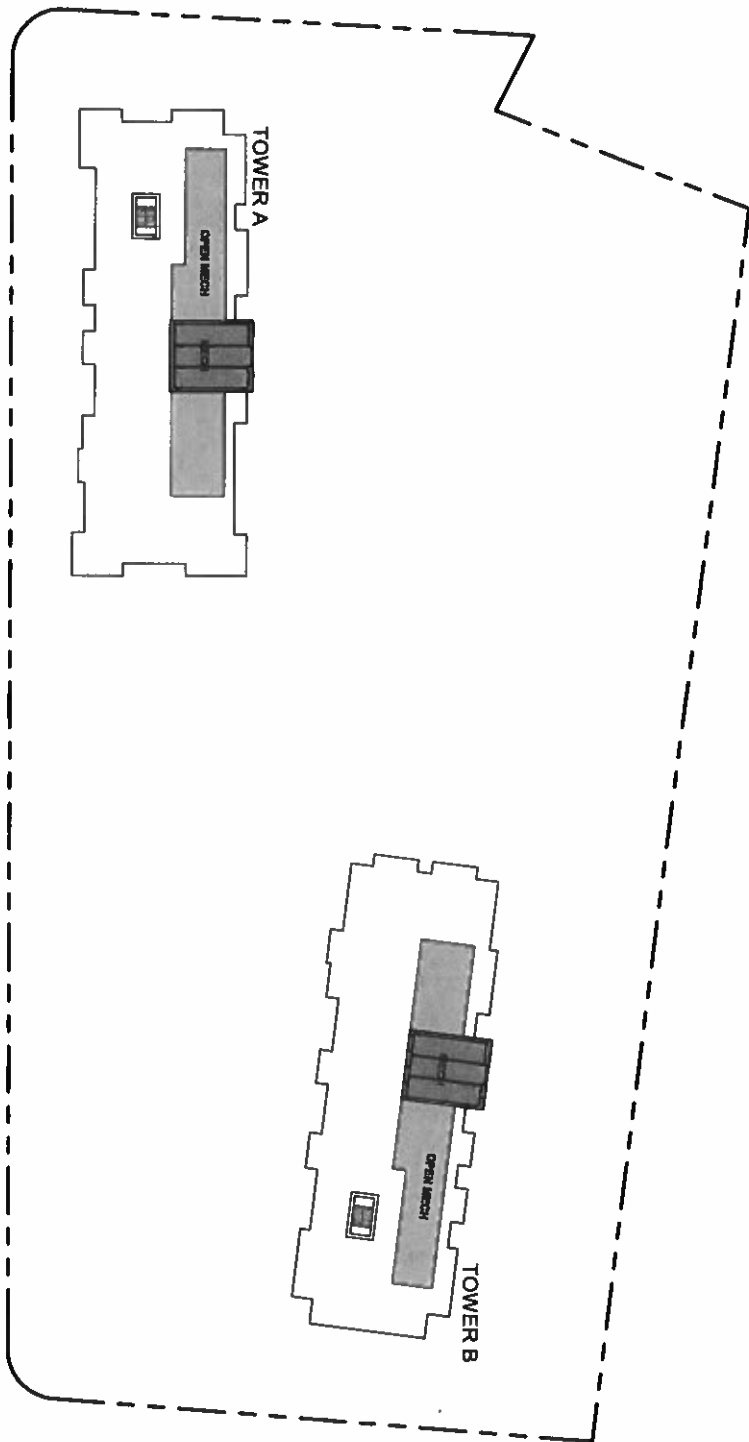


Exhibit L



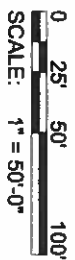
DESIGN PROPOSAL - ROOF LEVEL

Scale: 1" = 50'-0"

KEEAUMOKU DEVELOPMENT

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DESIGN PROPOSAL - TOWER A - TYPICAL AFFORDABLE TOWER LEVEL (4 FLOORS)

Scale: 1/16" = 1' - 0"



0 8' 16' 32' PLAN NORTH
SCALE: 1/16" = 1'-0"

APPROXIMATE
GSF: 10550 SF

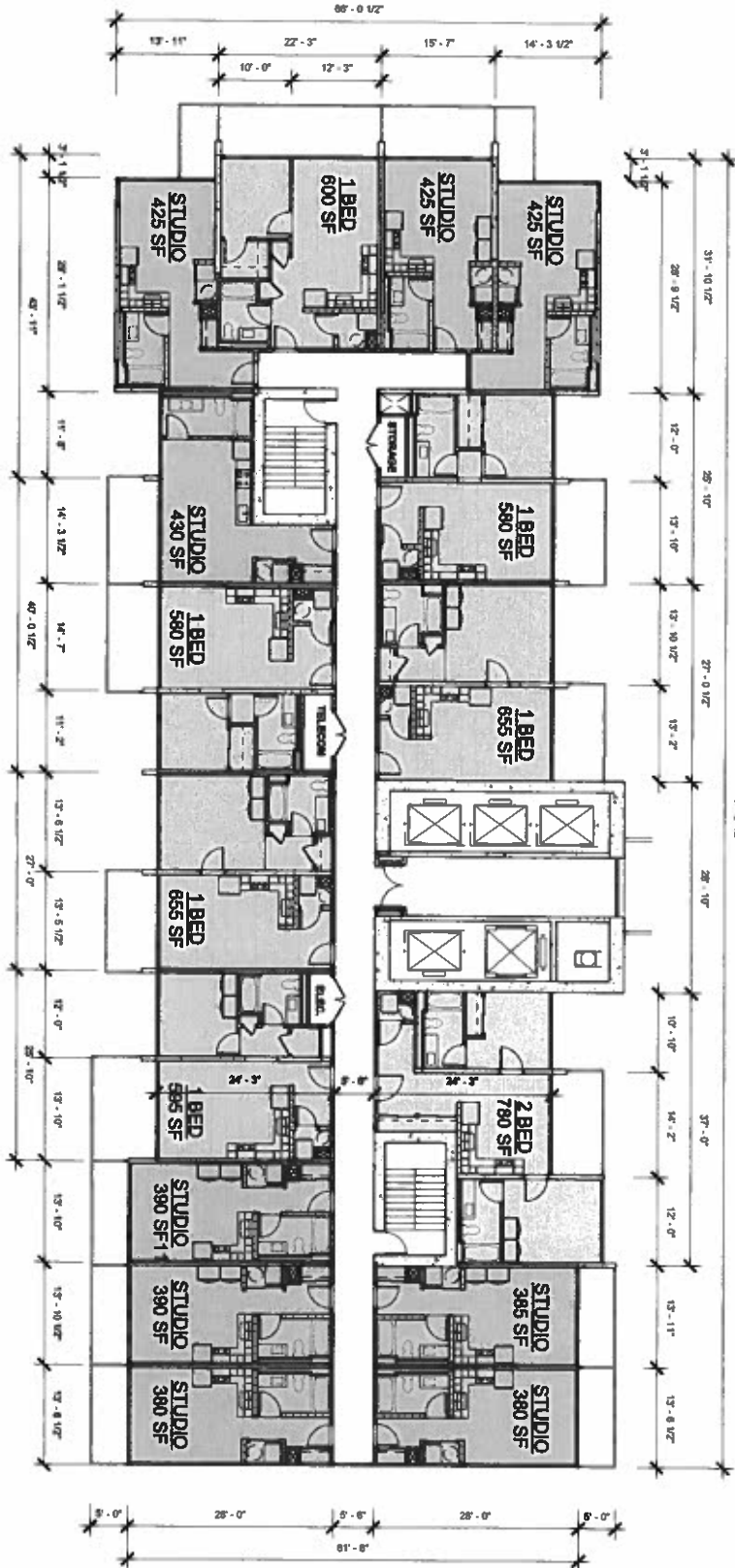


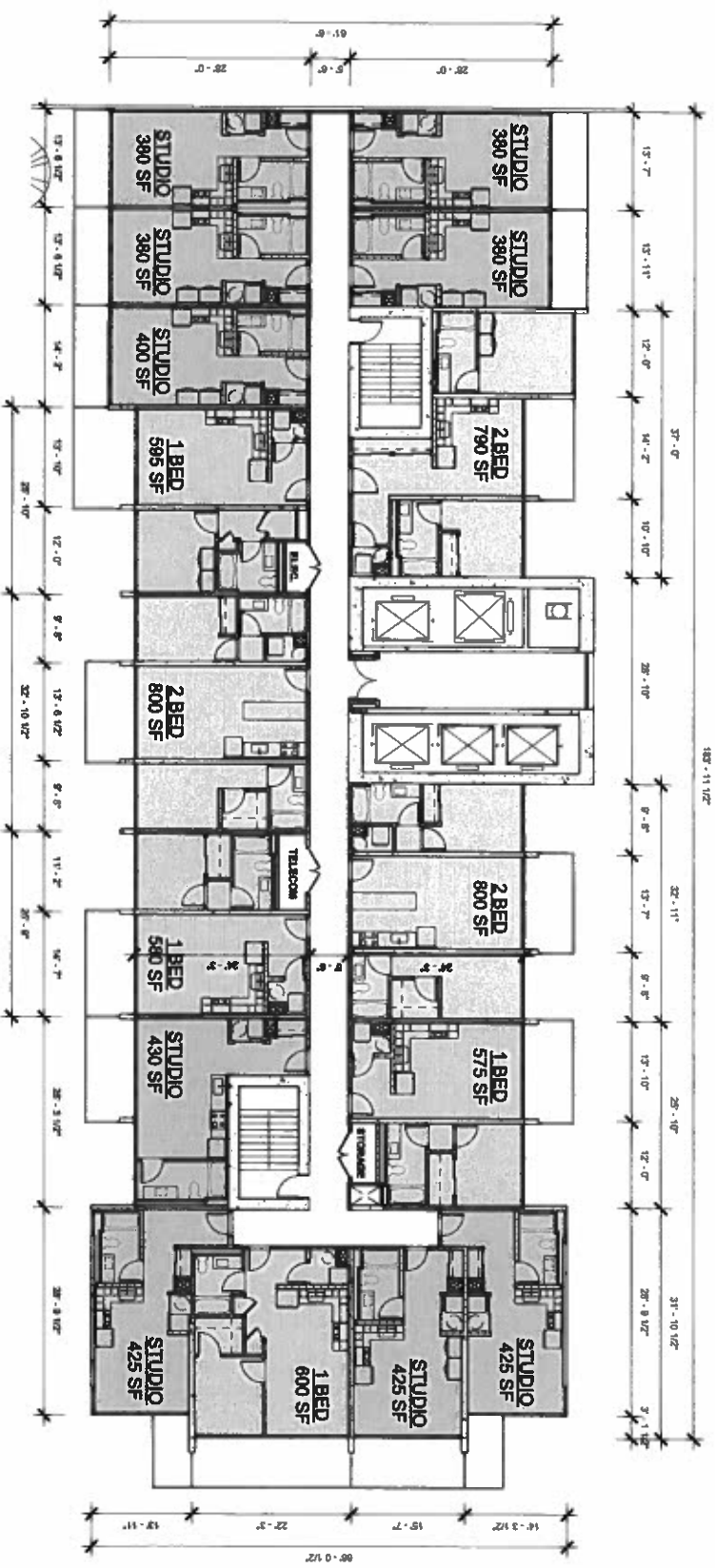
Exhibit M

UNIT COUNT
9 - Studios
6 - 1 Bed
1 - 2 Bed
16 Total Units

UNIT LEGEND

	STUDIO
	1 BED
	2 BED
	3 BED

UNIT COUNT
 9 - Studios
 4 - 1 Bed
 3 - 2 Bed
 16 Total Units



APPROXIMATE
 GSF: 10869 SF

DESIGN PROPOSAL - TOWER B - TYPICAL AFFORDABLE TOWER LEVEL (4 FLOORS)

KEEAUMOKU DEVELOPMENT

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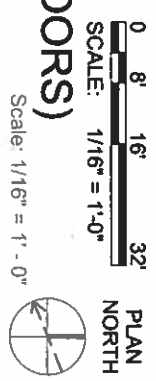


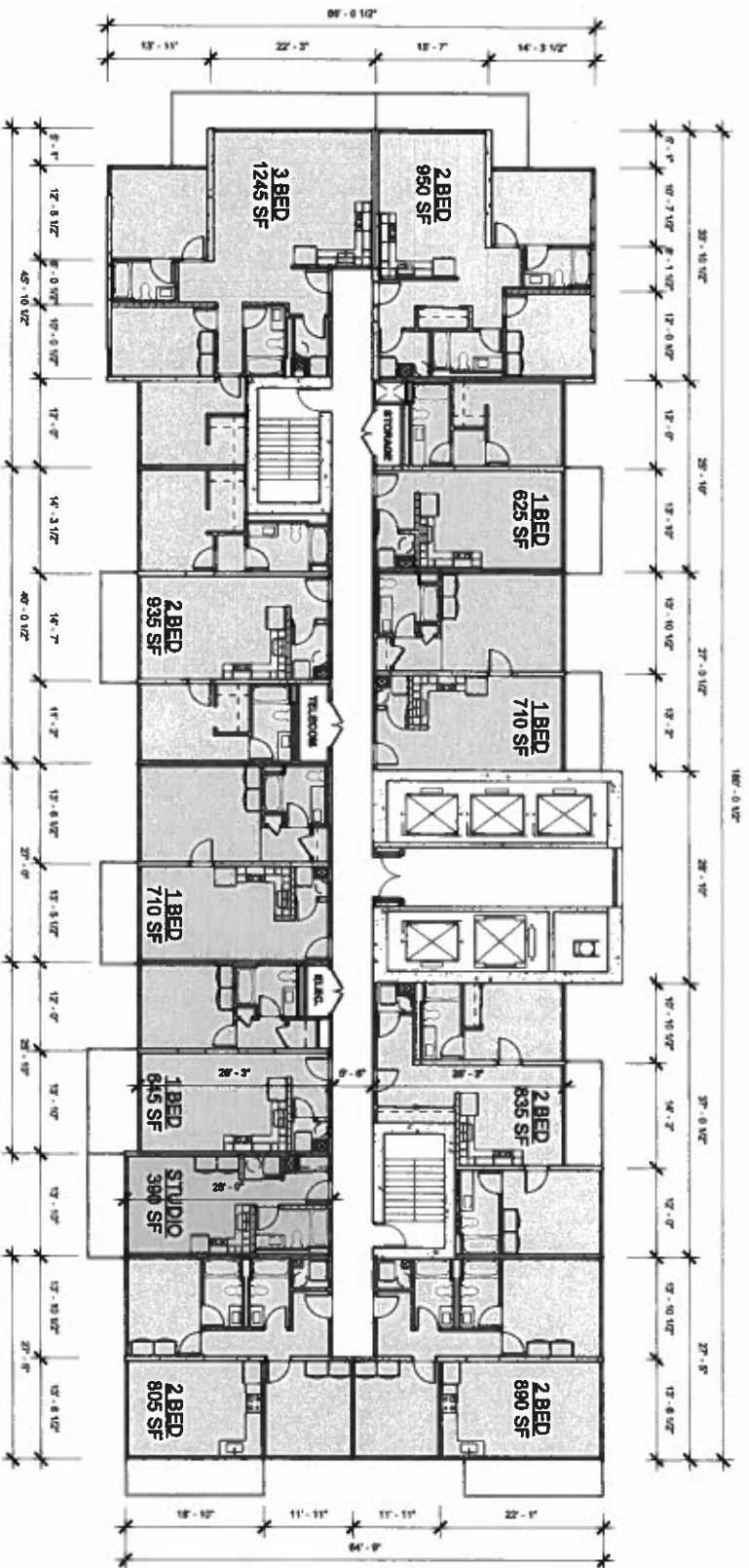
Exhibit N

UNIT LEGEND

	STUDIO
	1 BED
	2 BED
	3 BED

UNIT COUNT

1 - Studios
4 - 1 Bed
5 - 2 Bed
1 - 3 Bed
11 Total Units



APPROXIMATE
GSF: 11073 SF

DESIGN PROPOSAL - TOWER A - TOWER MARKET FLOOR PLAN (38 FLOORS)

KEEAUMOKU DEVELOPMENT

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Scale: 1/16" = 1'-0"



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Exhibit O

UNIT LEGEND	
	STUDIO
	1 BED
	2 BED
	3 BED

UNIT COUNT	
1 - Studios	
4 - 1 Bed	
5 - 2 Bed	
1 - 3 Bed	
11 Total Units	

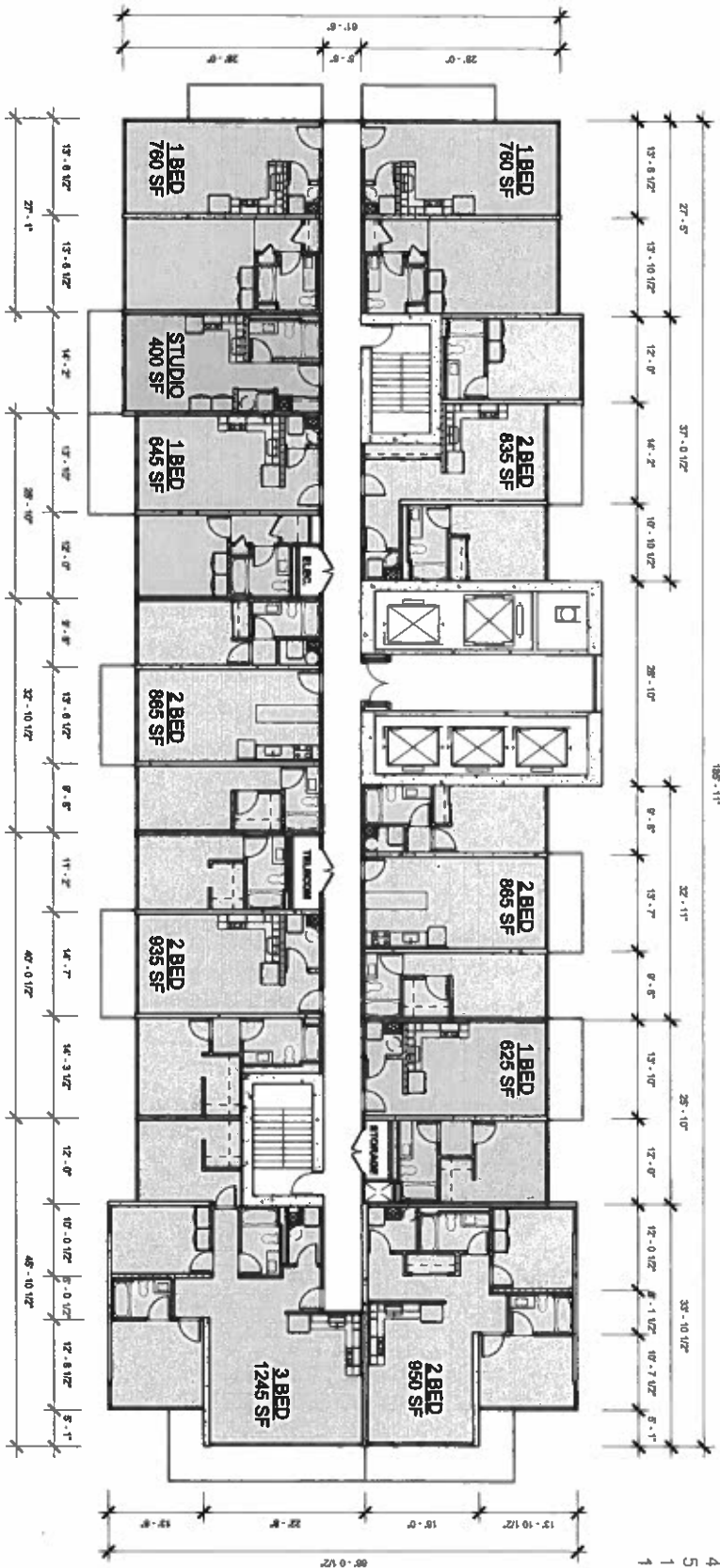


Exhibit P

DESIGN PROPOSAL - TOWER B - TOWER MARKET FLOOR PLAN (38 FLOORS)

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APPROXIMATE
GSF: 11326 SF



ROOF
400' - 0"

38 FLOORS
MARKET RESIDENTIAL

LEVEL 12
107' - 0"

LEVEL 3
29' - 0"

GROUND LEVEL
0' - 0"

4 FLOORS
AGE RESIDENTIAL
4 FLOORS
COMMERCIAL

DESIGN PROPOSAL - SECTION

Scale: 1" = 50'-0"

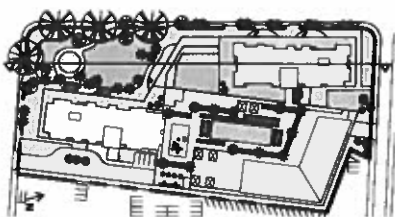
KEEAUMOKU DEVELOPMENT

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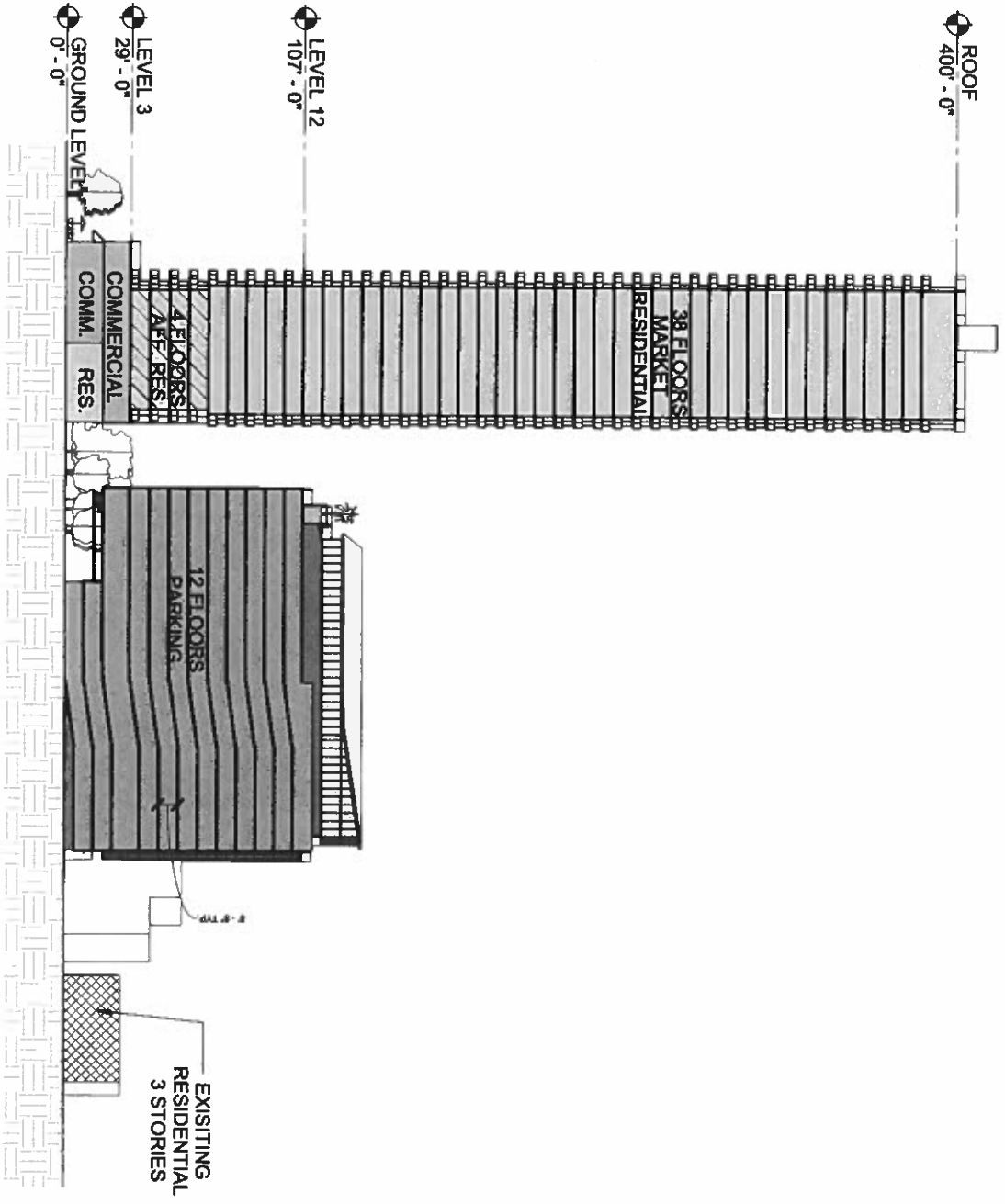
Exhibit Q

SITE KEY



0 25' 50' 100'
SCALE: 1" = 50'-0"

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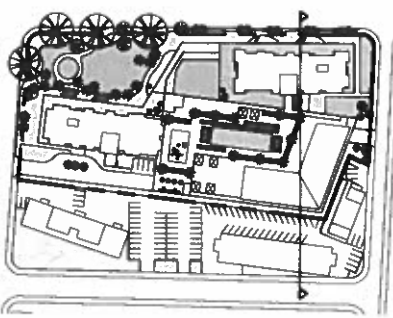
DESIGN PROPOSAL - SECTION 2

Scale: 1" = 50'-0"

KEEAUMOKU DEVELOPMENT

05/28/19

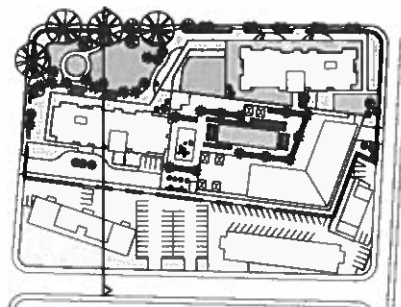
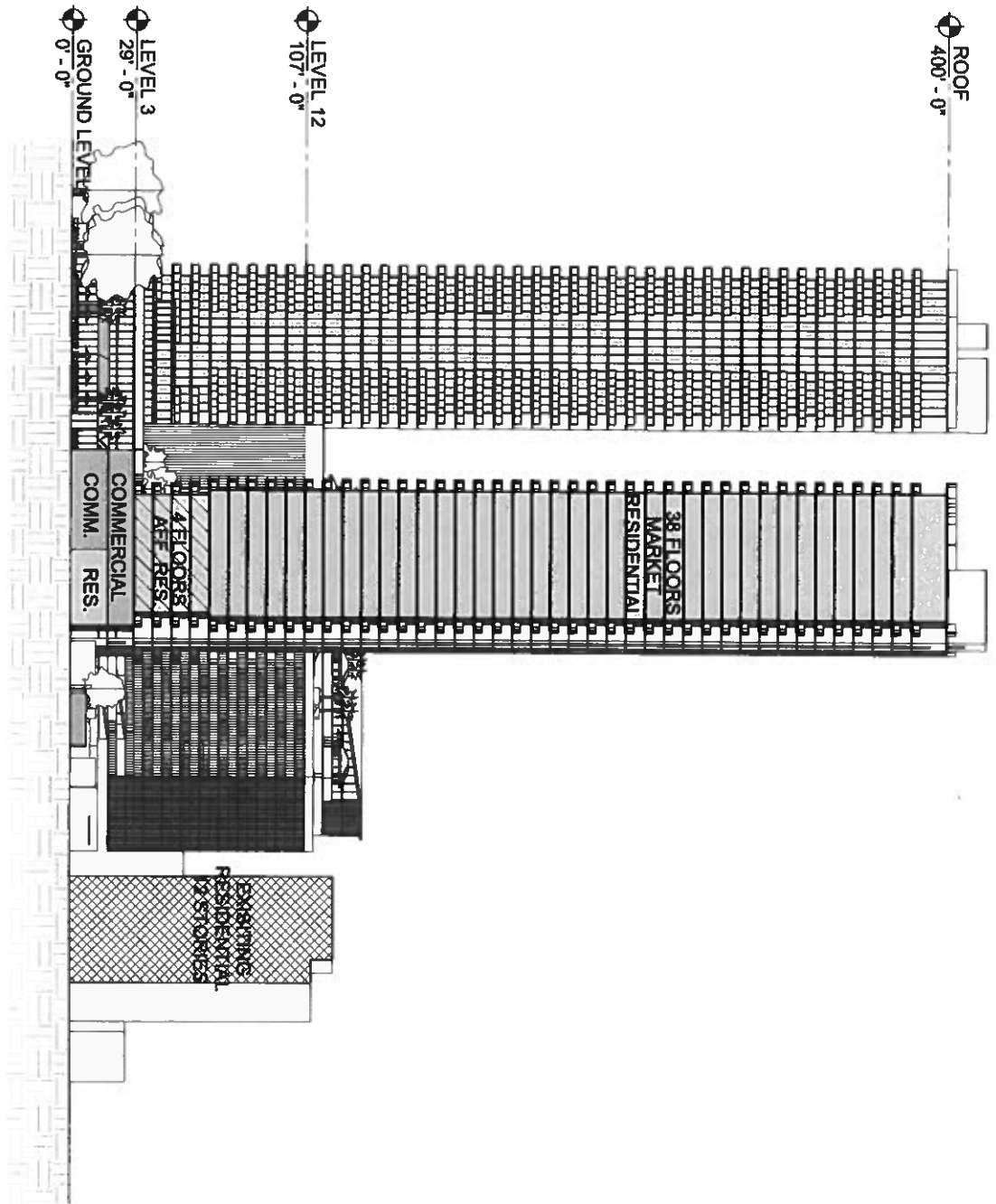
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0 25 50 100'
SCALE: 1" = 50'-0"

DESIGN PARTNERS
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Exhibit R



DESIGN PROPOSAL - SECTION 3

Scale: 1" = 50'-0"

KEEAUMOKU DEVELOPMENT

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DESIGN PARTNERS
INCORPORATED

Exhibit S

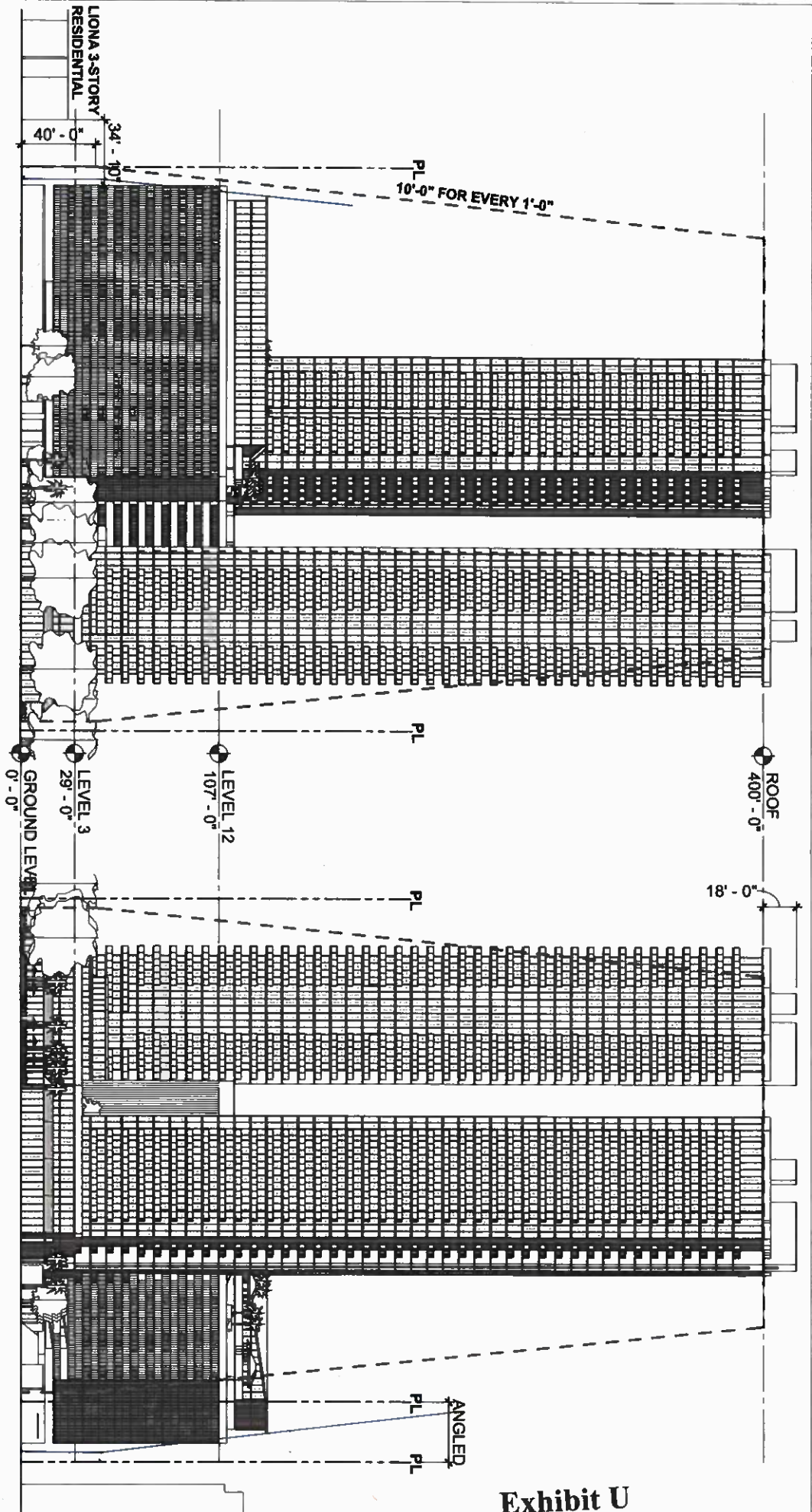


Exhibit U

LIONA STREET

RYCROFT STREET

DESIGN PROPOSAL - ELEVATION - RYCROFT & LIONA STREET

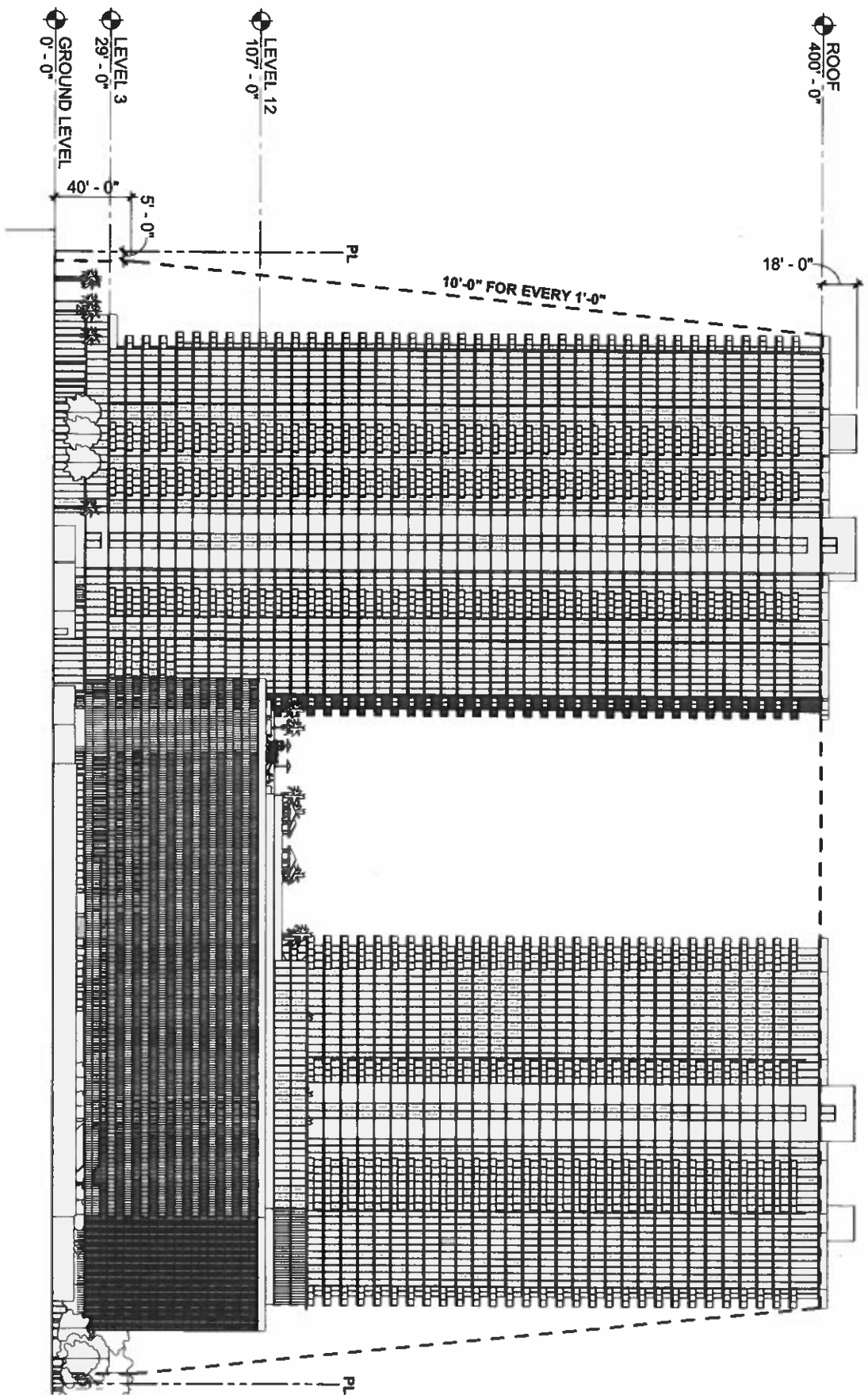
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DESIGN PARTNERS
INCORPORATED

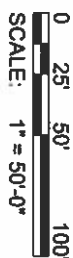


DESIGN PROPOSAL - ELEVATION - REAR

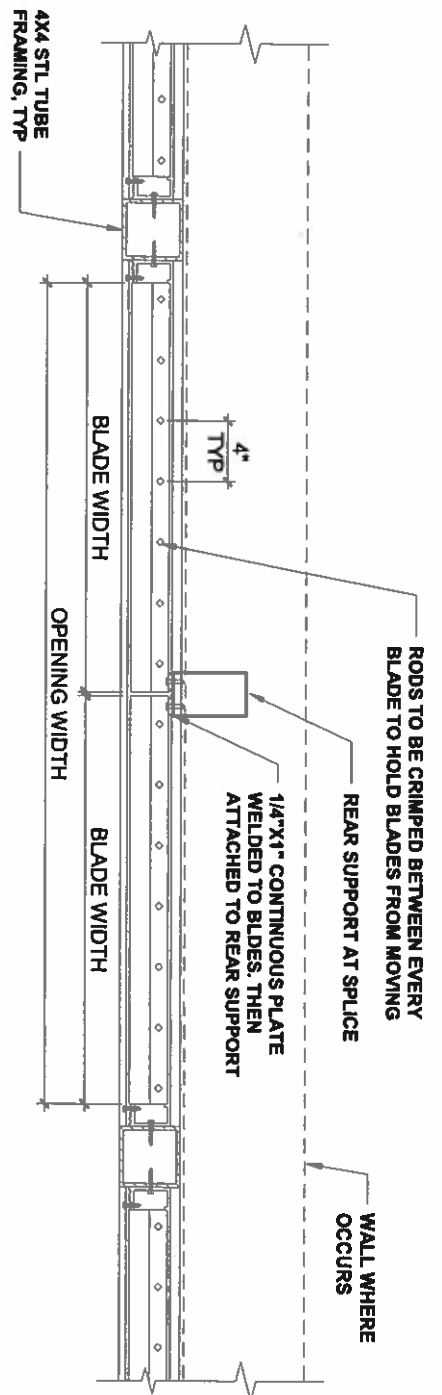
Scale: 1" = 50'-0"

KEEAUMOKU DEVELOPMENT

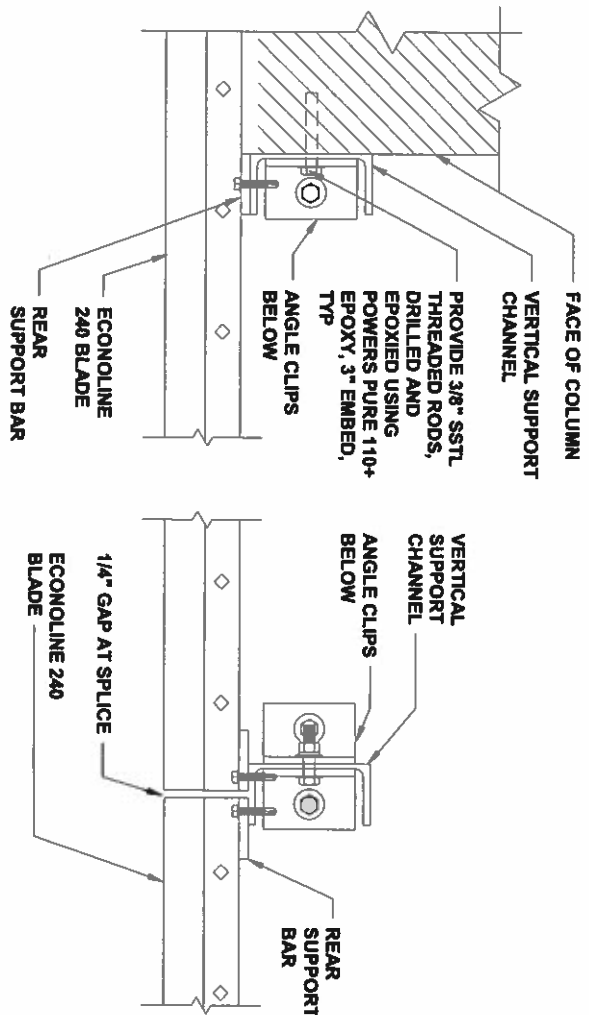
18012 05/28/19



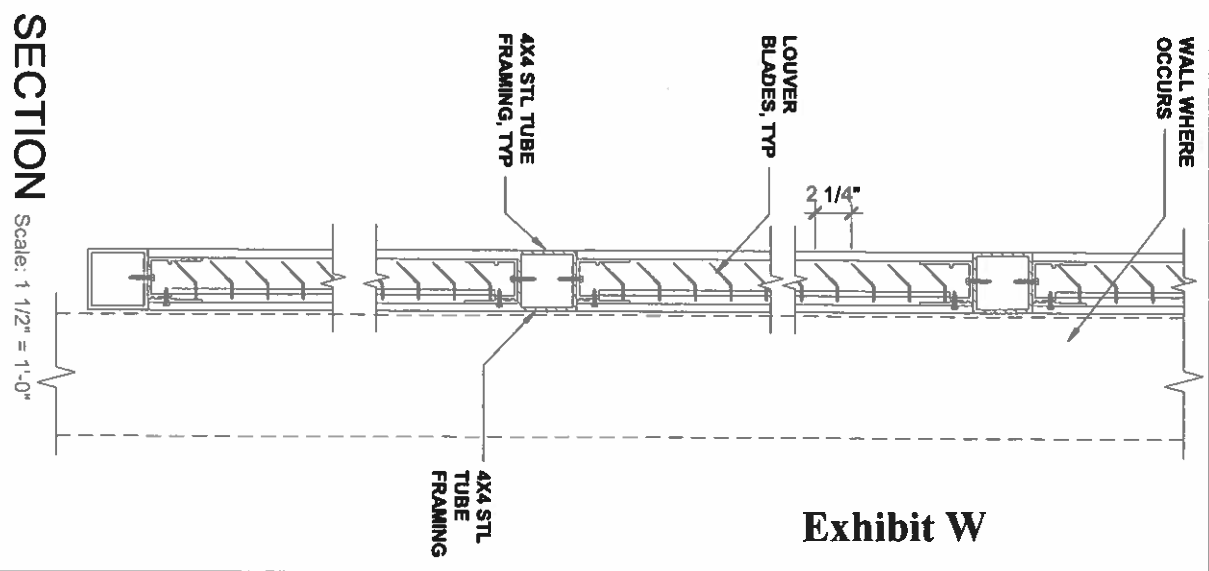
DESIGN PARTNERS
INCORPORATED



SCREEN LOUVER AT PARKING - PLAN Scale: 1 1/2" = 1'-0"



SCREEN LOUVER AT PARKING - DETAIL Scale: 3" = 1'-0"



SECTION Scale: 1 1/2" = 1'-0"

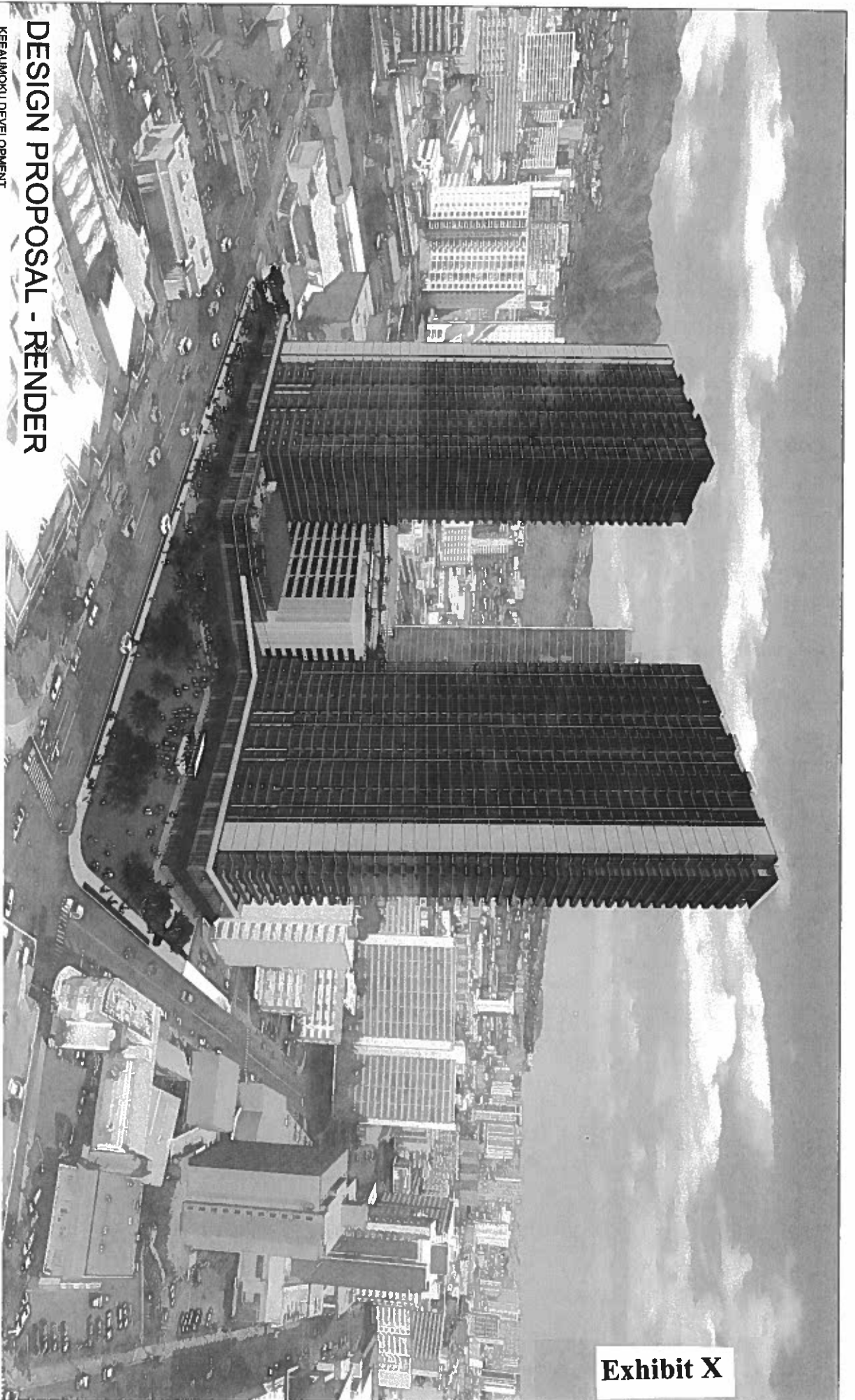


Exhibit X

DESIGN PROPOSAL - RENDER

KEE'AU'OMOKU DEVELOPMENT

18012

05/28/19